

**ORDINANCE NO. 20070301-049**

**AN ORDINANCE AMENDING ORDINANCE NO. 20061116-057 AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACT 45 AND TRACT 45B COMPRISED OF APPROXIMATELY 5.20 ACRES LOCATED IN THE RIVERSIDE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 20061116-057 is amended to include the property identified in this Part in the Riverside neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning districts and to change the base zoning district on two tracts of land described in File C14-05-0112 (Part), as follows:

Tract 45	1801-1919 East Riverside Drive; and
Tract 45B	1905 East Riverside Drive;

the "Property" as shown on Exhibit "A" (*the Tract Map*),

generally known as the Riverside neighborhood plan combining district, locally known as the area bounded by Town Lake on the north, Pleasant Valley Road on the east, Oltorf Street on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

**PART 2.** The base zoning districts for the two tracts of land are changed from neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district to community commercial-neighborhood plan (GR-NP) combining district, and commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
45	1801-1919 E. Riverside Drive (Lot B River Hills Addition) except for the portion described in Tract 45A & 45B	LR, GR, GR-CO, CS, CS-1	GR-NP
45B	1905 E. Riverside Drive (1,977 square foot tract of land out of the Santiago Del Valle Grant, a portion of Tract B, River Hills Addition as further described in Exhibit ("C"))	LR	CS-1-NP

**PART 3.** Except as specifically provided in Parts 4 through 7 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 4.** The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

**PART 5.** The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 6.** The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

45 and 45B

**PART 7.** The following tracts may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1522 through 25-2-1557 of the Code:

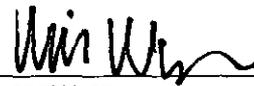
45 and 45B

**PART 8.** This ordinance takes effect on March 12, 2007.

**PASSED AND APPROVED**

March 1, 2007

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§  
§

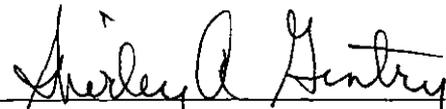


Will Wynn  
Mayor

**APPROVED:**

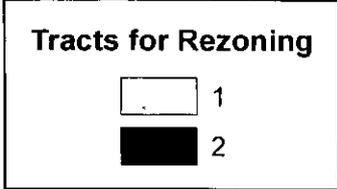
  
David Allan Smith  
City Attorney

**ATTEST:**

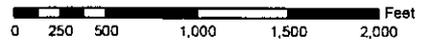
  
Shirley A. Gentry  
City Clerk

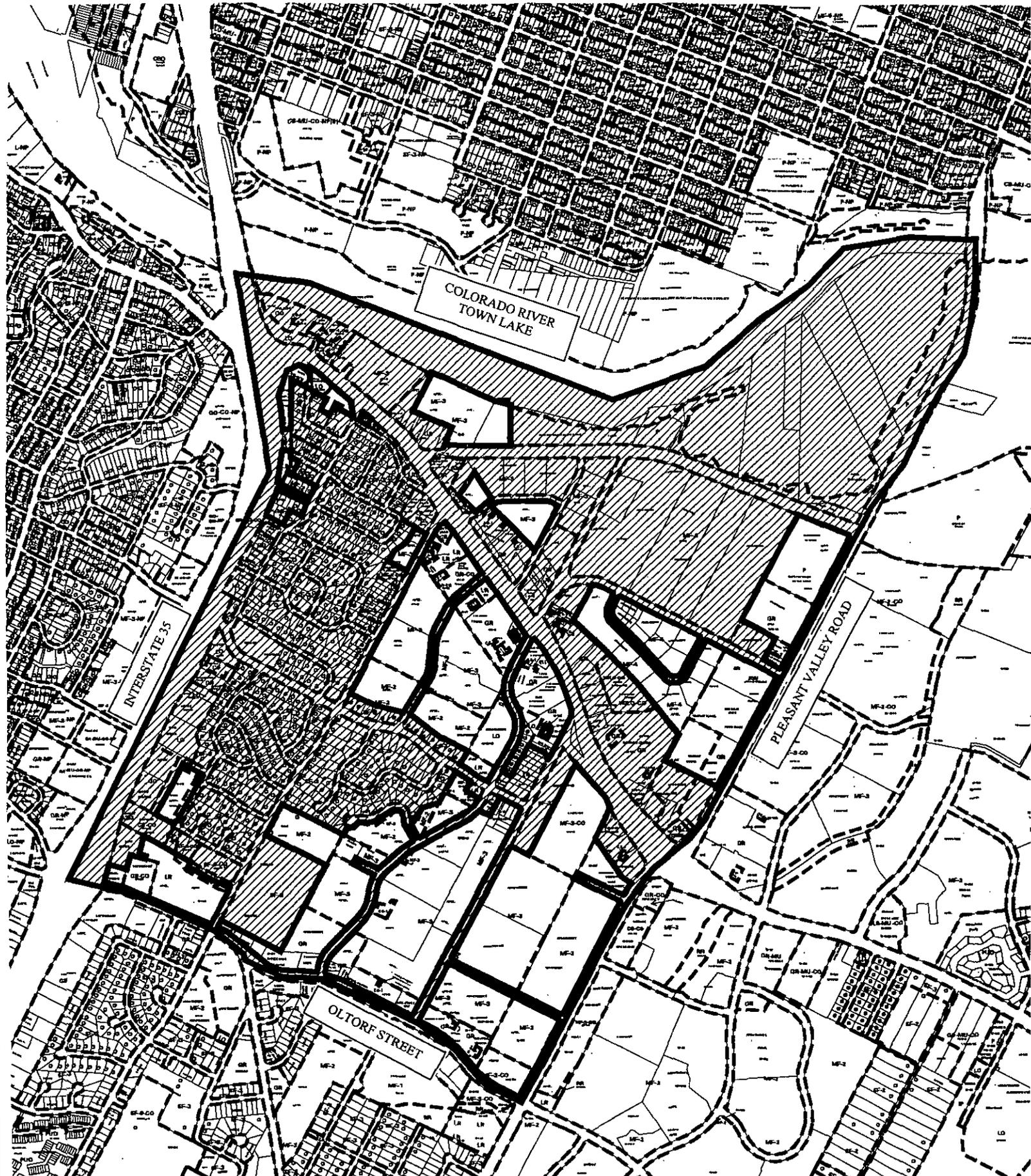


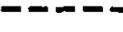
**Riverside Neighborhood Plan Combining District  
 Tract Map for Rezoning--March 1, 2007  
 Zoning Case #C-14-05-0112 (PART)  
 Exhibit A**



City of Austin  
 Neighborhood Planning and Zoning Department  
 Updated February 5, 2007





  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: R. HEIL

**CASE #: C14-05-0112**  
 ADDRESS: EAST RIVERSIDE  
 NEIGHBORHOOD PLAN COMBINING DISTRICT  
 SUBJECT AREA (acres): N/A

**ZONING EXHIBIT B**

DATE: 06-12  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 '19-20 K19-2'  
 0

1" = 1200'

Field Notes

BEING 0.045 OF ONE ACRE (1977 S. F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT B, RIVER HILLS ADDITION RECORDED IN BOOK 55, PAGE 26 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RHSC-T PROPERTIES, L P BY ASSUMPTION SPECIAL WARRANTY DEED EXECUTED ON DECEMBER 13, 2003, FILED FOR RECORD ON JANUARY 12, 2004, RECORDED IN DOCUMENT 2004006205 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING THE SUITE CURRENTLY LOCATED AT 1905 EAST RIVERSIDE DRIVE, SAID 0.045 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point at the intersection of the approximate centerline of an existing easterly exterior 8 inch wall, with the approximate centerline of an existing northeasterly interior wall, same being South 00°01'09" West, a distance of 153.09 feet, from a 1/2 inch iron rod found in the southeast right-of-way line of Parker Lane (70' ROW), at a northwesterly corner of said Tract B and the most westerly corner of Lot 1, Briarwood Hills recorded in Book 21, Page 17 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land;

1) THENCE, South 29°09'26" West, with the approximate centerline of the existing easterly exterior 8 inch wall, leaving the approximate centerline of an existing northeasterly interior wall, at a distance of 37.26 feet passing an easterly corner in the approximate centerline of the existing easterly exterior 8 inch wall, leaving the approximate centerline of the existing easterly exterior 8 inch wall and continuing with the prolongation of the approximate centerline of an existing easterly exterior 8 inch wall, in all a distance of 39.73 feet, to a calculated point at the approximate centerline of an existing southwesterly interior wall, for the most southerly corner of the herein described tract of land;

2) THENCE, North 61°23'29" West, a distance of 49.77 feet, with the approximate centerline of an existing southwesterly interior wall, leaving the prolongation of the approximate centerline an existing easterly exterior 8 inch wall, to a calculated point at the approximate centerline of an existing northwesterly exterior wall, for the most westerly corner of the herein described tract of land;

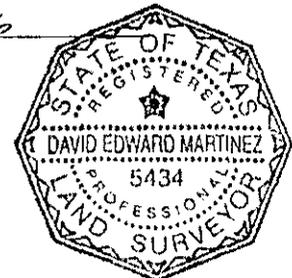
3) THENCE, North 29°10'10" East, a distance of 39.73 feet, with the approximate centerline of an existing northwesterly exterior wall, leaving the approximate centerline of an existing southwesterly interior wall, to a calculated point at the approximate centerline of an existing northeasterly interior wall, for the most northerly corner of the herein described tract of land;

4) THENCE, South 61°23'29" East, a distance of 49.76 feet, with the approximate centerline of an existing northeasterly interior wall, leaving the approximate centerline of an existing northwesterly exterior wall, to the Point of Beginning and containing an area of 0.045 of one Acre (1977 s. f.) of land, more or less.

*David E. Martinez*  
David Edward Martinez  
Registered Professional Land Surveyor 5434

09/13/06  
Date

Martinez, Wright & Mendez, Inc.  
Chevy Chase One  
7700 Chevy Chase Drive, Suite 100  
Austin, Texas 78752  
(512) 453-0767



Bearing Basis: Northwestery Line (North 29°24' East, 299.35') of Tract B, River Hills Addition recorded in Book 55, Page 26 of the Plat Records of Travis County, Texas  
TCAD No.: 0304070206 CITY GRID No.: J20, K20

LEGEND:

- 1/2" IRON ROD FOUND
- ⊙ PK NAIL FOUND
- △ CALCULATED POINT
- ( ) INDICATES RECORD DATA
- PRCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- OPRCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
-  SUBJECT TRACT
-  CENTERLINE WALL

SCALE:  
1"=50'

SANTIAGO DEL VALLE GRANT

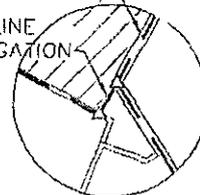
RIVERSIDE DRIVE (ROW VARIES)  
EAST

BRIARWOOD HILLS BOOK 21, PAGE 17 PRCT

LOT 1

CENTERLINE 8" WALL (EXTERIOR)

CENTERLINE PROLONGATION



INSET A

POINT OF BEGINNING

RIVER HILLS ADDITION BOOK 55, PAGE 26 PRCT

TRACT B

RHSC-T PROPERTIES, L P DOCUMENT 2004006205 OPRCT

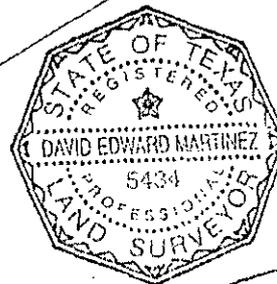
PARKER LANE (70' ROW)

BEARING BASIS N29°24'00"E (299.35')

0.045 ACRES  
1977 S.F.

EXISTING SUITES

BEARING BASIS: NORTHWESTERLY LINE (N29°24'E, 299.35') OF TRACT B, RIVER HILLS ADDITION RECORDED IN BOOK 55, PAGE 26 PRCT.



*David E. Martinez*  
09/13/06

**MARTINEZ  
WRIGHT &  
MENDEZ**  
Civil Engineering, Land Surveying, Architecture

CHEVY CHASE ONE  
7700 Chevy Chase Drive  
Suite 100, Austin, Texas 78752  
(512) 451-0767 (fax) 512-451-1234

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 13-SEP-06  
JOB NO: 4590112  
FILE: 0045\_Acct.dwg

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2 OF 2